

RÉSOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF URBAN RENEWAL PLAN OF THE
NORTH HARVARD URBAN RENEWAL AREA
PROJECT NO. MASS. R-54

WHEREAS, the Urban Renewal Plan for the North Harvard Urban Renewal Area, Project No. Mass. R-54, was adopted by the Boston Redevelopment Authority on September 26, 1962, and approved by the City Council of the City of Boston on December 27, 1962; and

WHEREAS, Section VI of said Plan entitled "Procedures for Changes in Approved Plan" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority provided that, if the general requirements, controls or restrictions applicable to any part of the project area shall be modified after the lease or sale of such part, the modification must be consented to by the Redeveloper or Redevelopers of such part or their successors and assigns, provided further that where the proposed modifications will substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Division of Urban Renewal of the Mass. Department of Commerce and Development; and

WHEREAS, Section III B of said Urban Renewal Plan entitled: "Land Use Provisions and Building Requirements" designates "Residential" as the primary permitted use for the project area; and

WHEREAS, there has been submitted to the Authority a proposal for the residential redevelopment of the Project Area by the designated Redeveloper, a proposal which the Authority considers desirable and in the best interests of the community; and

WHEREAS, while said proposal is satisfactory to the Authority and the FHA, it is not in conformity with all aspects of the land use provisions and building requirements of said Urban Renewal Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Section III B: Land Use Provisions and Building Requirements of said Urban Renewal Plan is hereby deleted and the following is substituted therefore:

III B.

Land Use Provisions and Building Requirements

a. Permitted Use

The use shall be residential. The following accessory uses, to serve the residents of the Project Area, shall be permitted:

- (1) parking on the ground or in a garage structure(s);
- (2) indoor and outdoor recreation facilities;
- (3) pedestrian and vehicular circulation.

b. Additional Regulations and Controls

- (1) Number of Dwelling Units

The minimum number of dwelling units on the site shall be 140 and the maximum number shall be 280.

- (2) Floor Area Ratio

The ratio of gross floor space in all structures to the gross land area of the disposal parcel shall not exceed 1.0.

- (3) Setback

Structure(s) other than parking garages not over ten feet (10') in height shall be set back not less than fifty feet (50') from the northerly right of way line of Western Avenue and twenty feet (20') from the easterly right of way line of North Harvard Street.

Parking structures not over ten feet in height shall require no set back from the right of way line of Western Avenue.

- (4) Parking

On-site car parking spaces shall be provided for residents in the ratio of not less than one parking space for every dwelling unit. Parking areas shall be screened from living areas by planting, fences, changes in grade or other appropriate methods.

(5) Vehicular and Pedestrian Circulation

Not more than one vehicular entrance shall be allowed from Western Avenue. Such entrance shall be no closer than 250 feet from the intersection of North Harvard Street and Western Avenue. Points of vehicular access on North Harvard Street shall be consolidated into a minimum number of curb cuts. The first of these shall be no closer than 400 feet from the intersection of North Harvard and Western Avenue.

The circulation system for new housing shall be designed to accommodate the access needs of rehabilitated houses. A system of pedestrian paths shall be developed which will provide safe and pleasant connection from residences to desired points of access such as MBTA stops, schools, shopping and internal open space. The internal open space shall be organized and designed to provide appropriate setting for a variety of specific activities such as "tot lots", sitting areas and gardens.

(6) Open Space

Open Space areas may include the roof of parking structures provided that such area is not used for parking and is landscaped. Insofar as possible, private, open space shall be provided for every dwelling unit. This may be either in the form of private balconies or screened yard areas.

All open area not occupied by structures or other improvements shall be planted with grass, shrubs, or trees. A planting strip consisting of trees and/or shrubs shall extend along the entire length of the site on Western Avenue. In addition, the site shall be screened from Western Avenue by means of a continuous fence, hedge, earth beam, wall or wall enclosing a parking area at least six feet (6') in height.

(7) Building Design

Dwelling units shall be provided in a variety of building types, which may include town houses and elevator apartments. Unit sizes will be designed to accommodate both small and large families. At least 30% of the units shall have two or more bedrooms.

In general, the larger family units shall be located on the first floor or in town houses. The character of the housing shall stress the individuality of each dwelling unit and avoid an institutional quality in its design.

(8) Signs

Signs within the Project Area shall be limited to those identifying the principal use, and to directional signs. There may be only one sign identifying the principal use. It shall have a maximum area of twenty (20) square feet; and it shall be visible from North Harvard Street. Directional signs shall not exceed three (3) square feet in area. In addition, during the construction of improvements permitted of the redeveloper on the site there may be a real estate sign. No sign shall be animated or flashing. No sign shall be located above the first floor level of any structure.

(9) Maintenance

The original construction and appearance of land, buildings, and other improvements in the Project Area shall be maintained in good repair and in clean and sanitary condition. Landscaped areas

shall be maintained in planting. Refuse and garbage disposal facilities shall be enclosed within the permitted structure in a location on or near the loading berths but in no case so as to interfere with normal and convenient use of dwelling units or other permitted uses.

(10) Conformance with City Ordinances

New construction and the continued use and maintenance of property shall conform to the building, zoning and housing codes and any other applicable codes and ordinances of the City of Boston, provided, however, that specific variances may be granted by the Boston Redevelopment Authority under the provisions of Chapter 121A as amended by Chapter 652 of the Acts of 1960.

(11) Required Redevelopment Proposal Governing
Development Upon Disposition

A "Redevelopment Proposal", for which the requirements are set forth below, and which shall be based upon the required redevelopment submissions shall govern the specific use and development of any part of the Project Area at the time of and subsequent to its disposition by the Redevelopment Authority.

(a) Content of Redevelopment Proposal

The Redevelopment proposal shall consist of text and accompanying maps as described in "The Design Review Process and Redevelopers Submission Requirements for Housing Parcels", as attached.

(12) Preference to Displaced Families

The Redeveloper shall give preference in the selection of tenants for dwelling units built in the Project Area to families displaced therefrom because of clearance and redevelopment activities who desire to live in such dwelling units.

2. That these proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan.

3. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.

4. That this Resolution shall be effective immediately upon the concurrence therein of the U. S. Department of Housing and Urban Development.

MEMORANDUM

February 20, 1969

TO: Boston Redevelopment Authority

FROM: Hale Champion, Director

SUBJECT: Minor Modification of Urban Renewal Plan
North Harvard Urban Renewal Area
R-54

1299
2/20

Summary: This Memorandum requests that the Authority make a minor modification in the North Harvard Urban Renewal Plan by deleting the original Land Use Building Requirements and substituting revised Land Use and Building Requirements.

The North Harvard Urban Renewal Plan adopted by the Authority on September 26, 1962, contains certain provisions which were specifically designed to accommodate the original proposal of a single ten-story structure to be financed under Section 220 of the National Housing Act. From the date of the adoption of the Plan until early 1967 no progress was made toward the commencement of construction of this proposed development, and the Authority never executed a Land Disposition Agreement with the originally proposed developer.

Subsequently, on January 6, 1967, the Authority tentatively designated The Committee for North Harvard, Inc. (CNH) as Redeveloper of the new housing portion of the Project Area. The CNH proposal calls for approximately 200 units in two- and four-story town houses to be financed under Section 221 d-3 of the National Housing Act.

The original property disposition plan was prepared on the basis of recommendations of the Blue Ribbon Panel. This disposition plan excluded several parcels owned by the Authority. The present developer, The CNH, Inc., has presented a proposal which includes them in the parcel to be conveyed. This requires a minor modification of the Urban Renewal Plan for North Harvard.

The Urban Renewal Plan for North Harvard specifically provides that minor modifications may be made by the Authority. It is the opinion of the General Counsel that the modifications identified in the attached Resolution constitute a minor modification of the Plan.

It is therefore recommended that the Authority adopt the attached Resolution modifying the Urban Renewal Plan for the North Harvard Urban Renewal Area by deleting the Land Use and Building Requirements contained in the attached Resolution.

Attachment